

SESSION TWO.

UNLOCKING THE ADVANTAGE – THE ROLE OF DATA CENTRES IN GROWTH AREA ECONOMIES

PROGRAM
PARTNER

RPM²

 **TERRALYTICS**

SHARE YOUR THOUGHTS



What is the key concern about data centres for your community?

DR SANDY BURGOYNE

LECTURER IN URBANISM
UNIVERSITY OF SYDNEY





Data Centres
AUSTRALIA

Managing data centre growth in the national interest

Belinda Dennett
Chief Executive Officer, Data Centres Australia

August 2026



Real growth, uncertain picture

Real demand driving data centre growth

- Continued shift of 'on-premises' compute to data centres.
- Increase in digital services, more uptake, new services.
- AI adoption, creating new data, new models, new output.

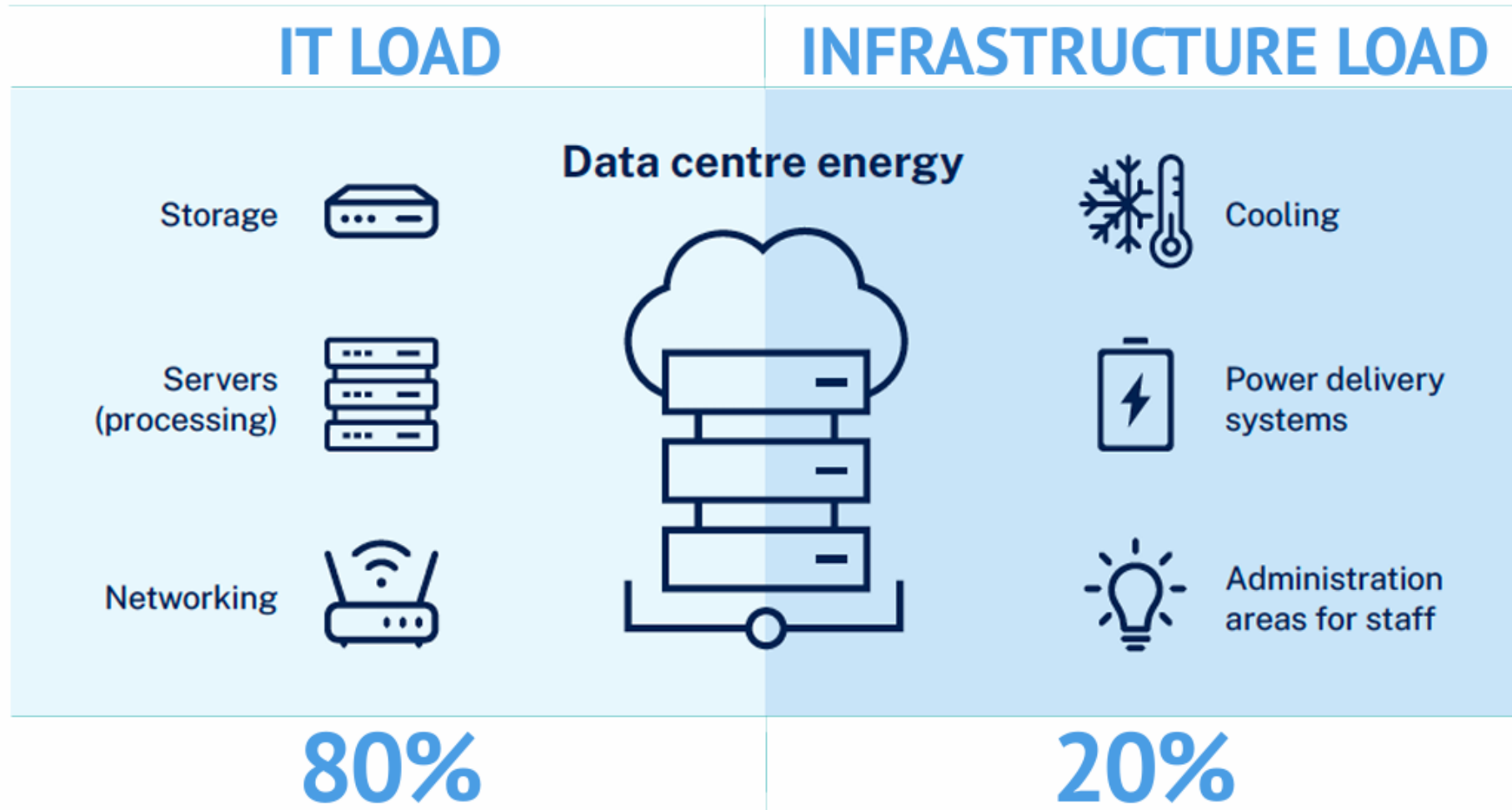
But forecasts made uncertain by phantom demand

6MW out of 7MW

...data centre connection applications
fail to materialise on grid.

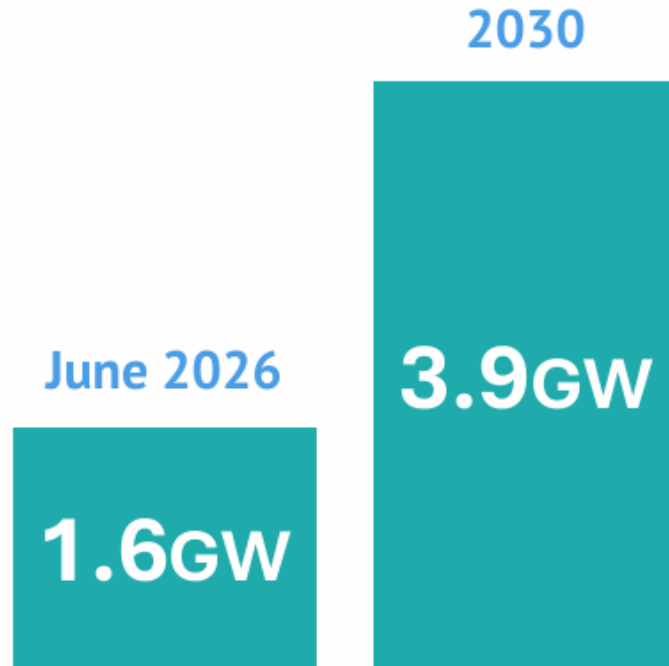
Oxford Economics, 2025

Key uses of power



Development analysis

Operational Forecast



Capacity Pipeline

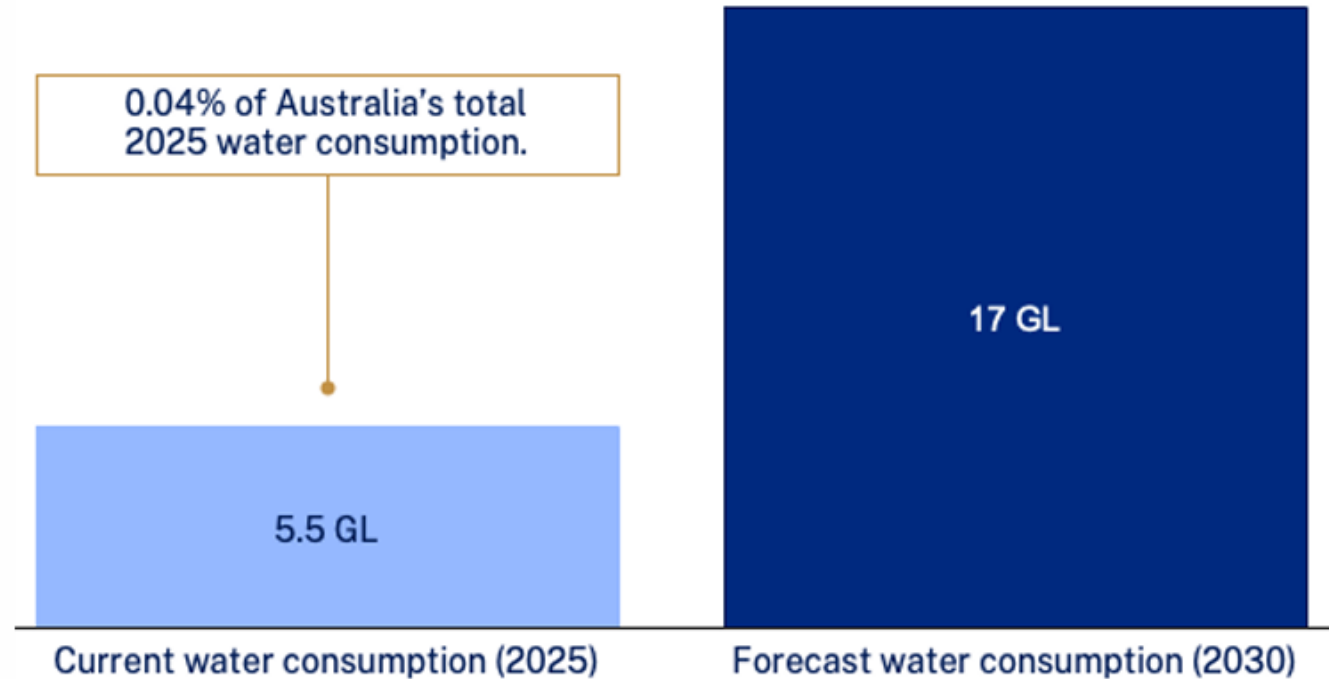
Phase	Capacity (GW)
Operational	1.5
Under Construction	0.2
Committed	3.1
Early Stage	16.8
Pipeline Total	21.6

Data current at March 31, 2026

Water demand in context

Data centres represent less than 0.1% of Australia's water consumption

Current and forecast data centre water consumption, GL, 2025 and 2030F



Mandala Partners, 2025

Community partnerships and local opportunities

Do you have any ideas for community initiatives that could create meaningful and lasting local value?
What are some of the priorities for Sportswood?

Flower
display for
spring
festival
at the top of
the main drive

Use community
groups to help
with the project
e.g. planting
trees

PARKING
Hill St
parking lot
Hill St

Use road
space to create
cycle lanes
in the
future -
think about
this too

Hill St
community
park

Support
local
businesses

Plant
trees for
Pumpkin
festival

Form
a local
committee

Support all the
local businesses
to create the
vibe of a community
center??

Local business
helping (local
businesses) to
be successful
in the long
run

Support
Community
Gardens

Support
Community
Center
by "opening up
space"

Construction impacts

What types of construction impacts are you concerned about?

How can the project minimise potential impacts on local traffic and transport?

Double
parking
at Hill St

Formal
parking
space
along
Hill St
at the
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of the
main drive

Formal
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Formal
parking
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Landscaping and visual presentation

What type of landscaping would you like to see?

Local residents
proposed garden
to be the main
feature of
landscaping in
the main drive

Let a park
run through the
main drive
at the bottom
of the main drive
at the bottom
of the main drive

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Communication

How would you like to receive updates on the project?

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A global race for future capability

Countries that treat AI
as a future consideration
will find themselves
permanently behind

\$38b

Investment to 2030



Data Centres
AUSTRALIA



The Role of Data Centres in Growth Area Economies

The Industrial Land Sales Perspective



Tim Hyland

National Strategy Manager
Transactions & Advisory

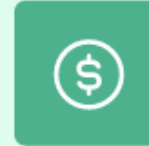


NATIONAL
CONGRESS
2026

About RPM



Fully Integrated Property
Services company



\$10B+ land transactions



Research partner of the UDIA



100+ team of property experts



55+ active projects Victoria,
New South Wales and Queensland



Development Site Sales across
all asset classes



Terralytics is an independent platform available to organisations across the industry. RPM's role as founding data partner means our market expertise is embedded at its core – giving our clients access to intelligence shaped by three decades of on the ground experience.



Track lot price movements through the sales process.



Optimise lot mix to maximise sales rates and compete in crowded markets.



Give buyers the confidence to make strong assumptions in their feasibility assessments.

Data Centre Demand is Intersecting with Growth Areas



Data centre demand is increasingly following growth corridors, as scale becomes a key consideration.



Power, land and fibre availability increasingly line up with land that has already been identified for employment-based uses.



Data centres are aggressively competing for growth area land – but what does this mean for the land they don't acquire?



The Catalyst Case

How can Data Centres be a catalyst for positive change in growth areas?

- ➔ Early phase construction jobs and trade activity – often years ahead of other precinct occupants.
- ➔ Servicing brought forward. Water, power and road infrastructure is justified earlier than organic demand would support.
- ➔ Built form benchmarks lifted for everything that comes after them.
- ➔ A DC's anchor presence can draw in a wider mix of follow on uses, including high tech tenants, business parks, even short stay accommodation.

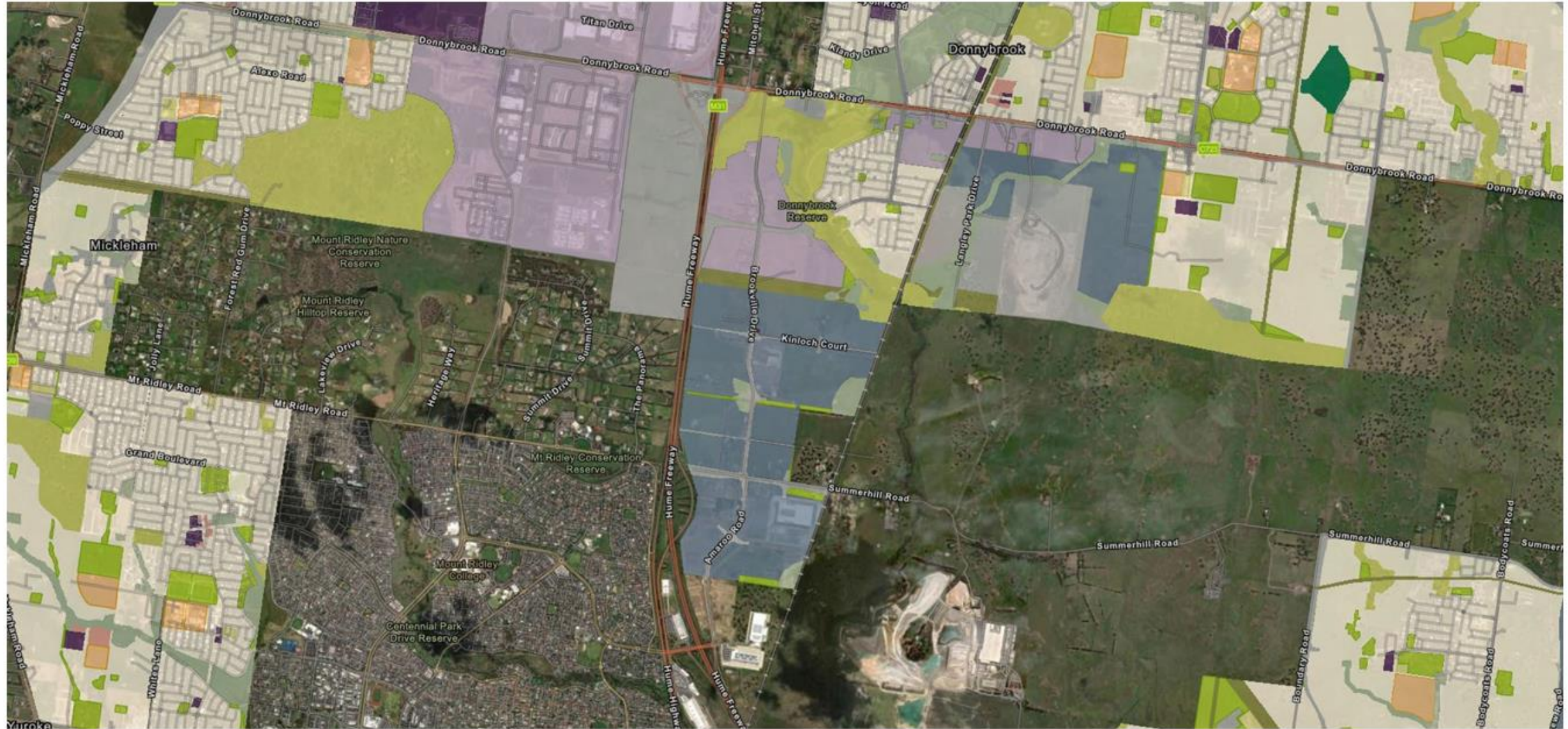


Craigieburn: Land Value in Practice

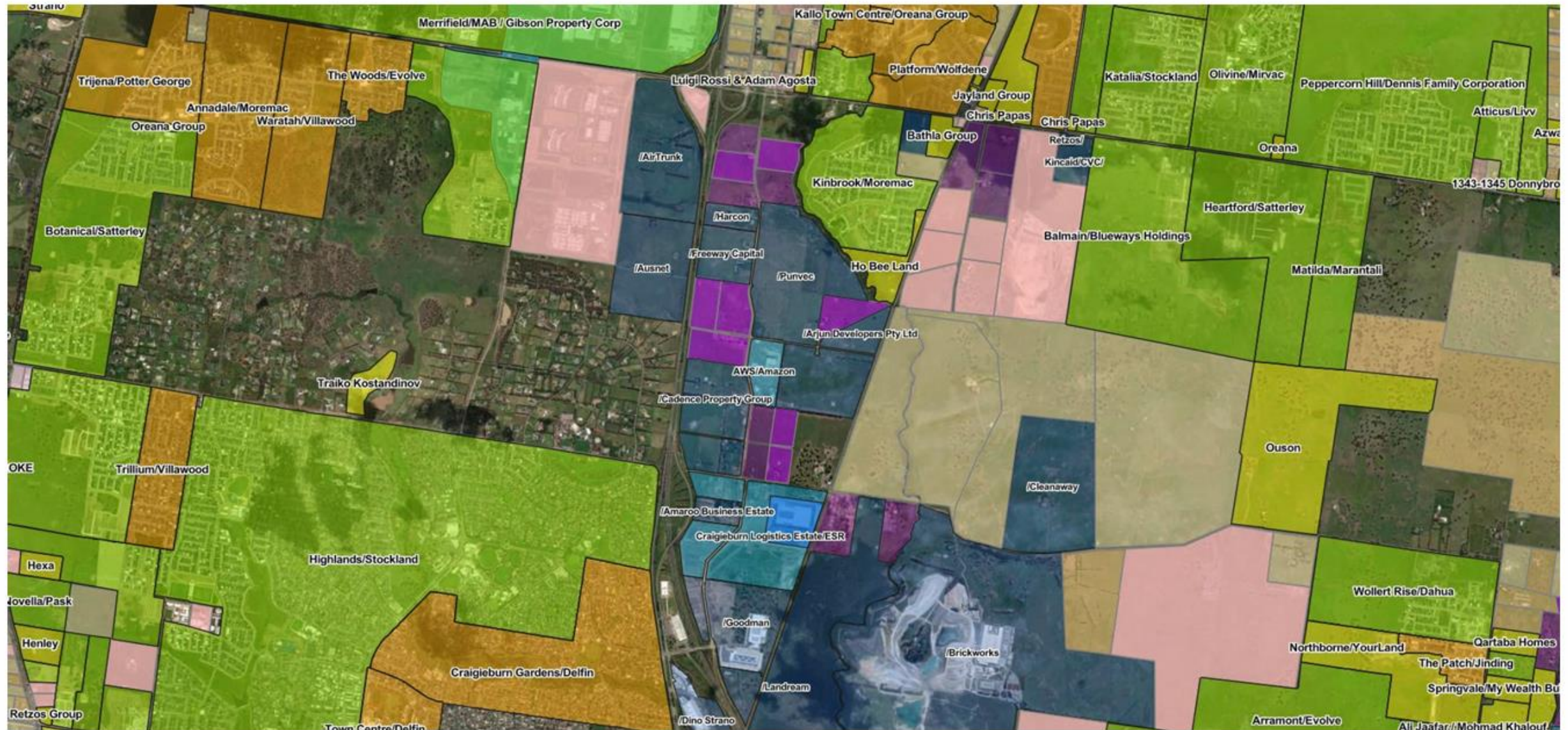
- ➔ Data centre interest can push land values well beyond what other employment industrial uses can justify.
- ➔ Landowner expectations are set high, which can result in limited sales activity after the Data Centres have purchased the sites they need.
- ➔ The influx of land speculators. Phantom application skewing demand numbers.



Craigieburn: Land Value in Practice



Craigieburn: Land Value in Practice

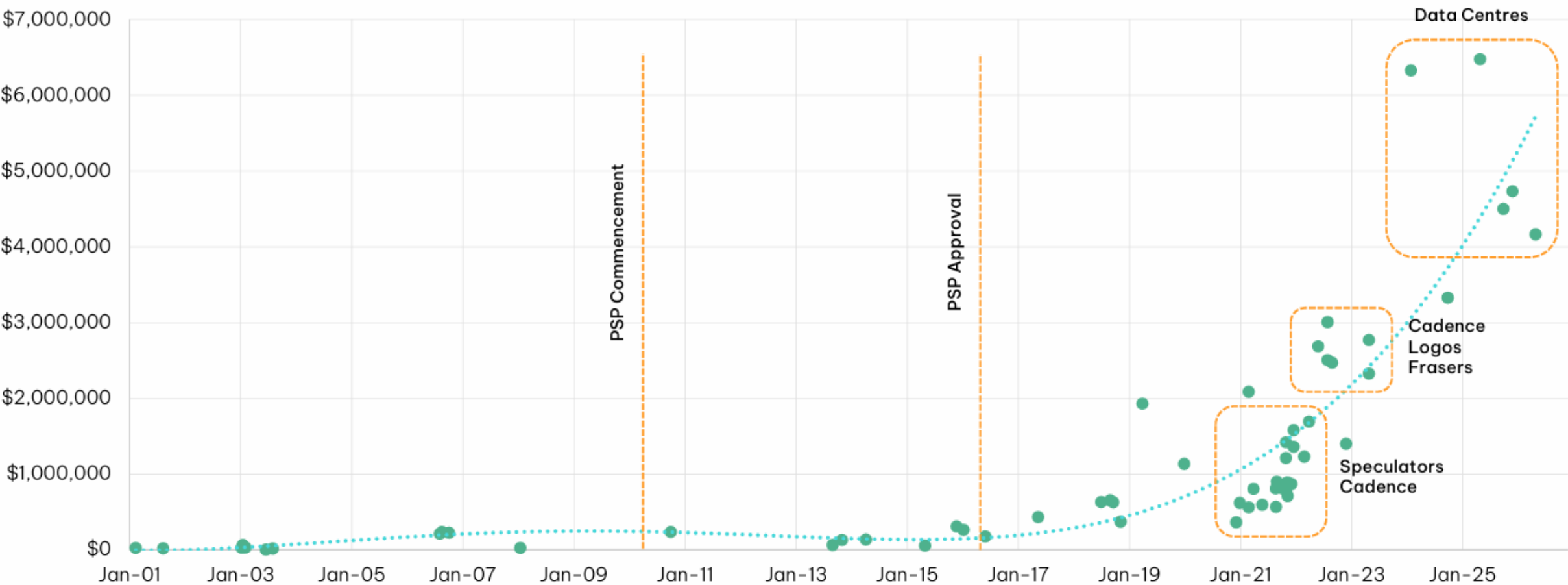


This aerial map of the Kinross area in South Australia displays various land parcels, each color-coded to represent different ownerships. The map includes the following labels:

- The Woods/Evolve
- Merrifield Business Park/MAB
- Merrifield/MAB / Gibson Property Corp
- Luigi Rossi & Adam Agosta
- Stockland
- Cloverton/Stockland
- Kallio/National Pacific
- Platform/Wolfdene
- Bathla
- Jayland Group
- Acclaim/YourLand; NTT
- Chris Papas
- Bathla Group
- Retzoi
- Kincaid/CVC
- Balmain/Blueways
- Kinbrook/Moremac
- Ho Bee Land
- Arjun Developers Pty Ltd
- AWS/Amazon
- NorthWorks/Frasers
- Cadence Property Group
- Ausnet
- Freeway Capital
- Harcon
- AirTrunk
- Cleanaway

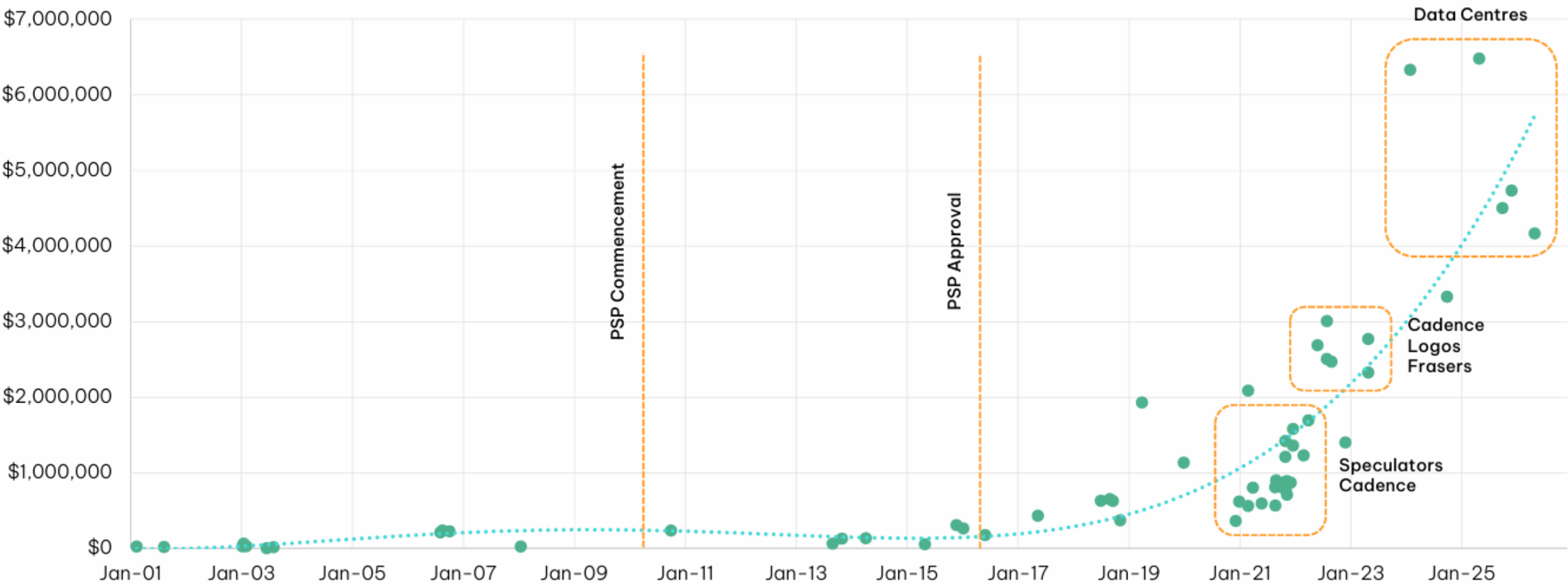
Craigieburn: Land Value in Practice

Craigieburn North Employment PSP – Land Rates (\$/Ha)



Craigieburn: Land Value in Practice

Craigieburn North Employment PSP – Land Rates (\$/Ha)



Beyond the Data Centre: What it Brings Forward

- ➔ Adjacent high tech and advanced manufacturing seeking similar power and/or fibre quality.
- ➔ BESS and renewable energy projects – particularly with net generator expectations.
- ➔ Waste heat reuse (e.g. pool heating, greenhouses, aquaculture) as a genuine community / industry benefit.
- ➔ Power capacity is the real ceiling. Only a handful of data centres will ever land in one precinct – the opportunity is what fills the spaces between them.



Opportunities for Council Involvement

- ➔ Precinct Structure Plans can designate a range of land uses. Could we have a dedicated 'data centre zone' (power capacity, water access, adjacency to BESS/renewables, buffers to sensitive uses)?
- ➔ Councils engaging before developers head to the DFP. Water, energy and community considerations worked through in advance.
- ➔ Better outcomes when councils understand the industry well enough to negotiate servicing, sequencing and co-location.
- ➔ Areas outside the growth boundary (e.g. Farm Zone) could provide ideal opportunities for DC development while minimising impacts on employment zoned land.



Looking Ahead



Data centres are attracting significant attention in property development right now.

Growth areas are their natural home, especially as facilities get bigger, requiring more power and land to grow.



The real opportunity goes beyond the data centre itself.

It's what it brings forward and what grows up around it: servicing, energy infrastructure, and higher value uses that follow.



Growth areas that plan for this now can capture far more value than the data centre alone provides, and become high value employment hubs of the future.



Thank You

Victoria

Suite 1, Level 26,
2 Southbank Boulevard
Southbank VIC 3006

Queensland

Suite 105, Level 1
33 Longland Street
Newstead, QLD 4006

rpmgrp.com.au

KANE THORNTON
HEAD OF SOCIAL IMPACT
CANBERRA DATA CENTRES



SHARE YOUR THOUGHTS



What actions could be taken to ensure Data Centre impacts are minimised and benefits are maximised?

And who is best placed to do these?

PANEL DISCUSSION

BELINDA DENNETT

TIM HYLAND

KANE THORNTON

SHARE YOUR THOUGHTS



What should NGAA
recommend to the Federal
Government?

What evidence is needed?

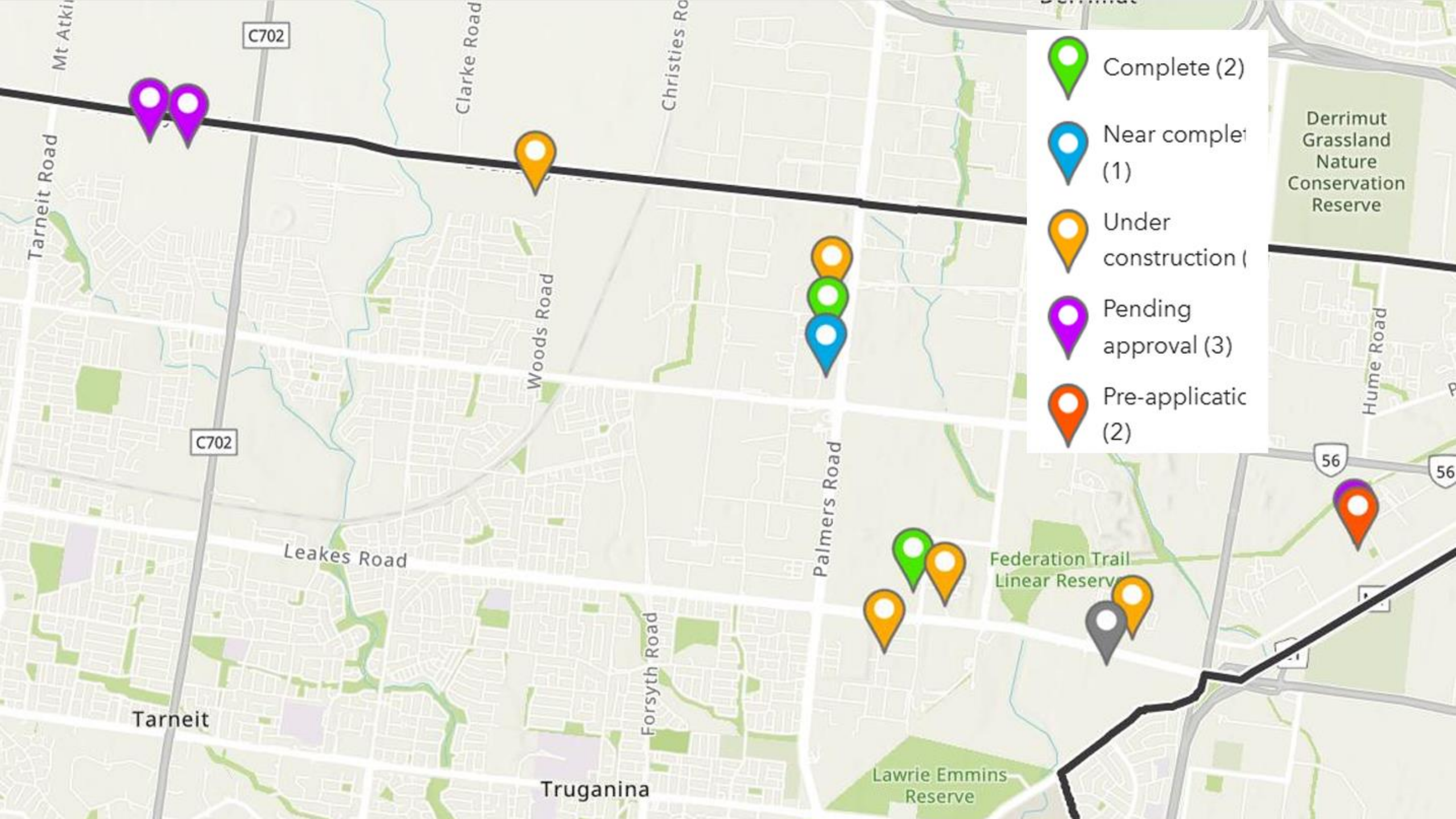
2026

Data Centres in Wyndham

Context, impacts and
opportunities

Eric Braslis





Data centres and the future

- Data centres are critical infrastructure that underpin AI, cloud computing and the digital economy.
- Wyndham is emerging as one of Australia's major data centre locations.
- This presents significant economic opportunities, but also major planning and infrastructure challenges.

Opportunities

- Investment in Wyndham
- Construction activity
- Digital economy growth
- Potential jobs and innovation
- Supports Victoria's digital future

Challenges

- Very high electricity demand
- Water use and sustainability
- Industrial land consumption
- Community expectations
- Limited ongoing employment once operational
- No framework

What we need

A coordinated approach

- Strategic planning of data centre precincts across all tiers of government.
- Investment in enabling infrastructure.
- Greater transparency around energy and water capacity.
- Local employment and procurement opportunities.
- Earlier involvement of councils in planning decisions.

Thank you!

Eric Braslis
Director Planning and Liveability
Wyndham City





Data Centres

City of Swan WA

Leon van der Linde

Data Centres - WA Context

LPS land use Classification – Warehouse

Infrastructure:

- Coordinated and provided by State Agencies – not LG

Cumulative impact of data centres

- Not directly addressed in state planning framework

Planning assessment process – Applicant's choice above \$2million

- Mostly - Joint Development Assessment Panel (JDAP)
- 5 Members appointed by Minister – 2 Elected LG Council Members

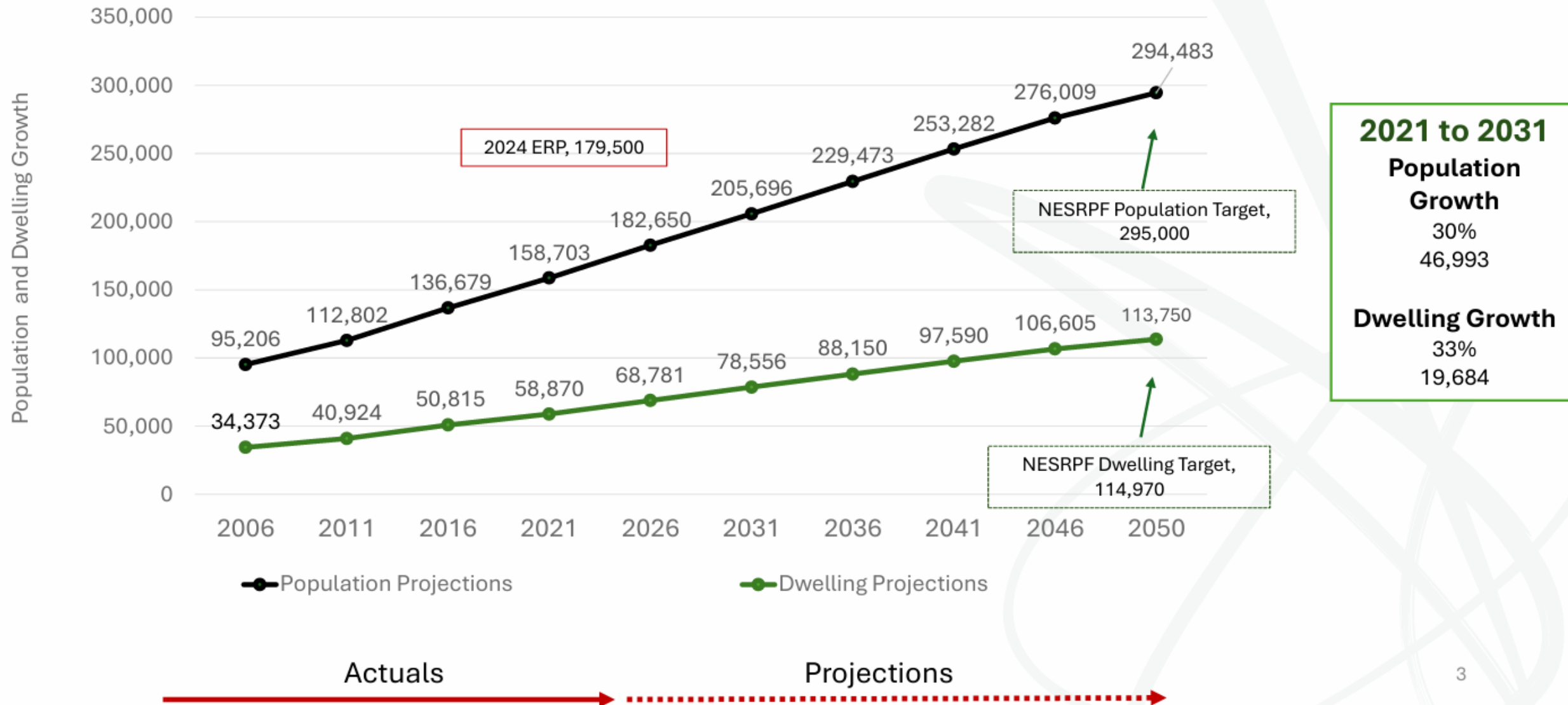
LG function in JDAP

- Process/advertise application
- Authorised officer provide assessment report and recommendation to JDAP
- No Council involvement allowed by regulation

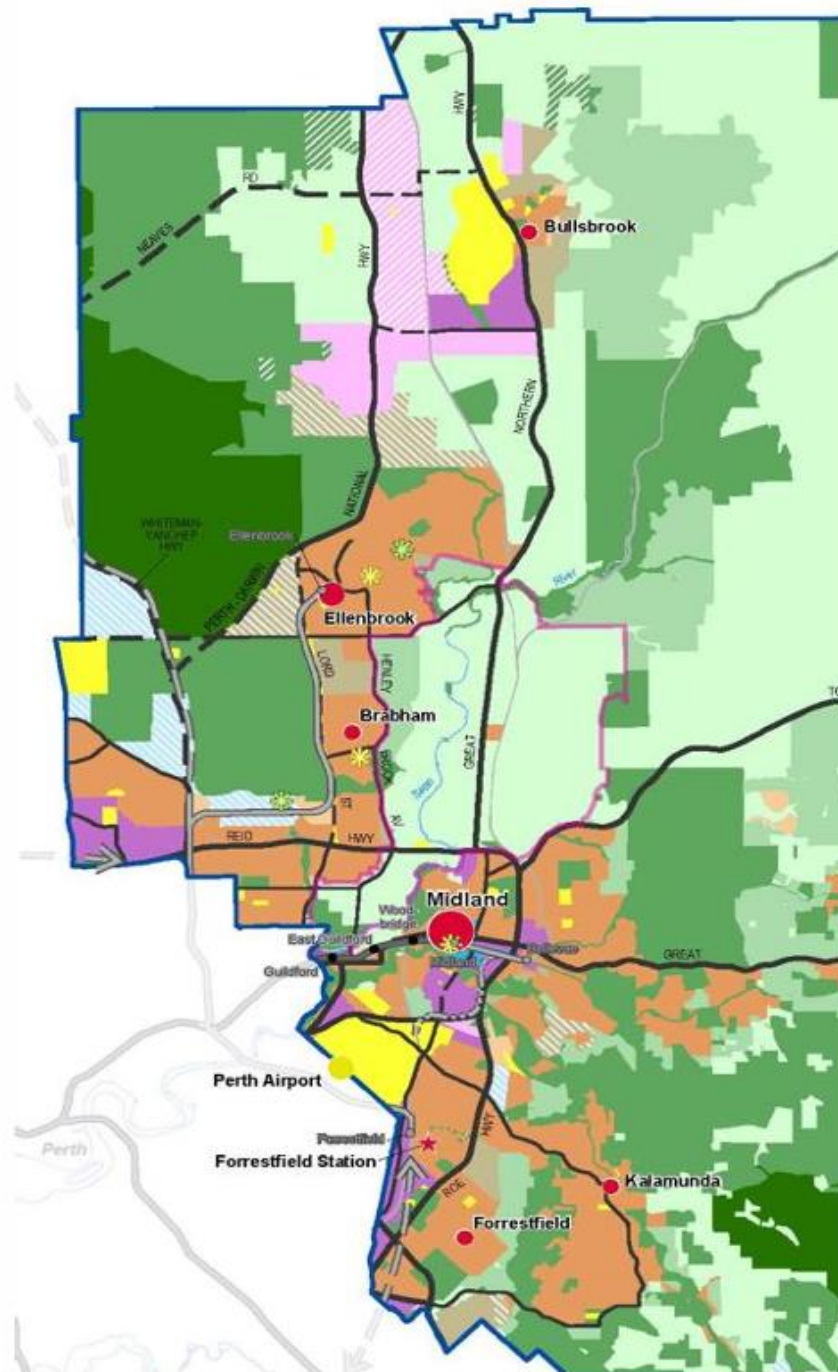
State Development Assessment Unit (SDAU)

- Potential to use significant development pathway - project value 20 Million+

City of Swan Growth



Sub-Regional Planning Framework



Legend

- Sub-region boundary
- Swan Valley Planning Act boundary

Framework land uses

- Railway
- Urban
- Urban deferred
- Urban expansion
- Urban investigation (Refer to Table 2 for key considerations)
- Industrial
- Industrial expansion
- Industrial investigation (Refer to Table 6 for key considerations)
- Rural residential
- Rural
- State forest
- Open space
- Open space investigation

- City centre
- Public purposes
- Waterway
- Planning investigation (Refer to Table 3 for key considerations)
- Regional roads (MRS)
- Existing
- Proposed
- Rail
- Passenger rail/station - existing
- Passenger rail/station - proposed Stage 1 METRONET
- Passenger rail - further investigation
- Freight rail - proposed

- Public purposes
- Waterway
- Planning investigation (Refer to Table 3 for key considerations)
- Regional roads (MRS)
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NOTE: Transit corridors are shown on Plan 5

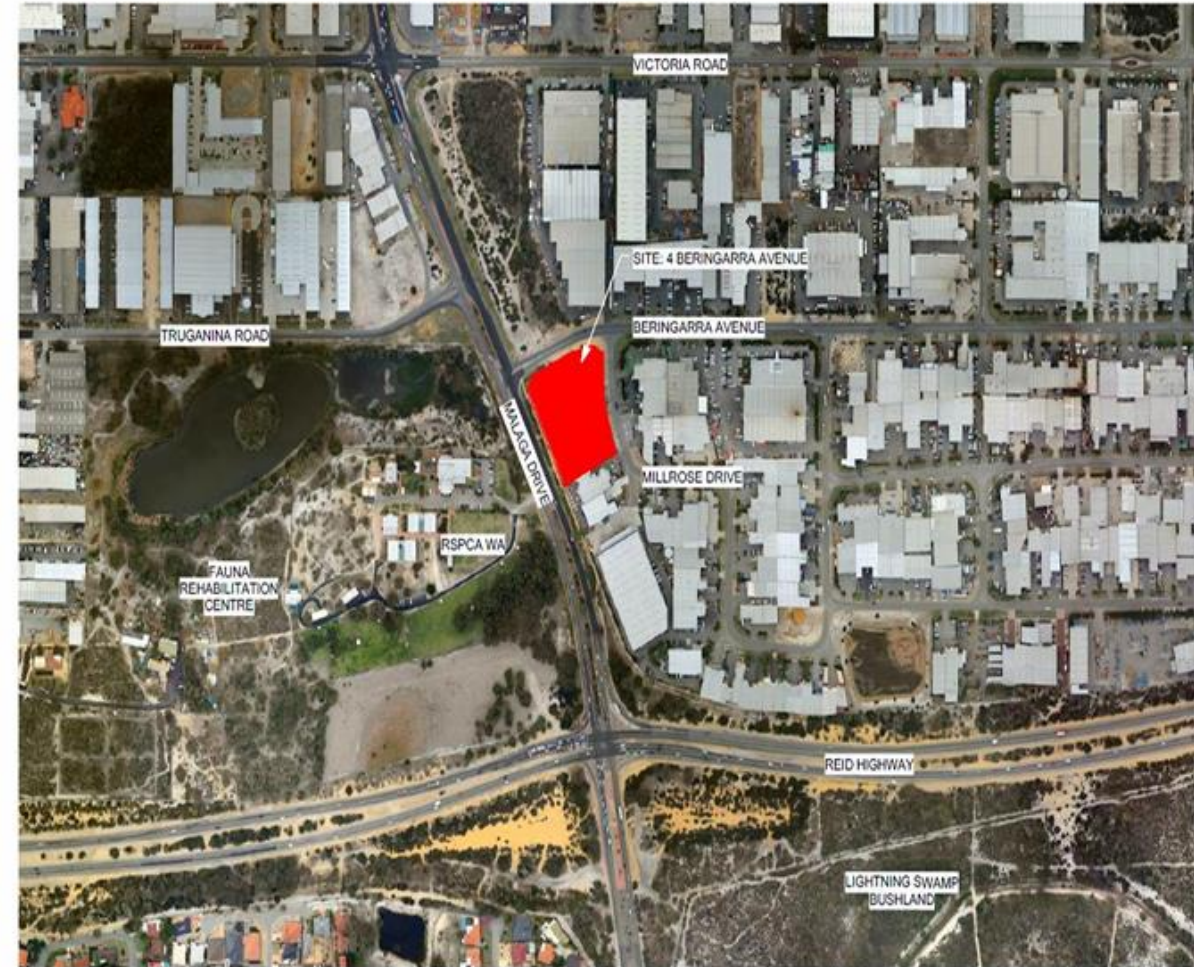
- Public purposes - proposed
- Proposed open space - sport
- Activity centres
- Strategic metropolitan
- Secondary
- District
- Other (Classification to be determined by more detailed planning)
- Specialised

NOTE: This is a conceptual representation of broad planning intentions within the sub-region. Further planning processes and decision-making under relevant legislation will need to be undertaken, including with reference to amendment of statutory instruments and detailed planning.

Data Centres in Swan

1 Existing in established Industrial area

- Approved first in 2011 and extended in 2024
- No planning issues/community objections at the time
- Infrastructure upgrades were required by operator



Recent JDAP– withdrawn after LG assessment

Public Consultation Outcomes

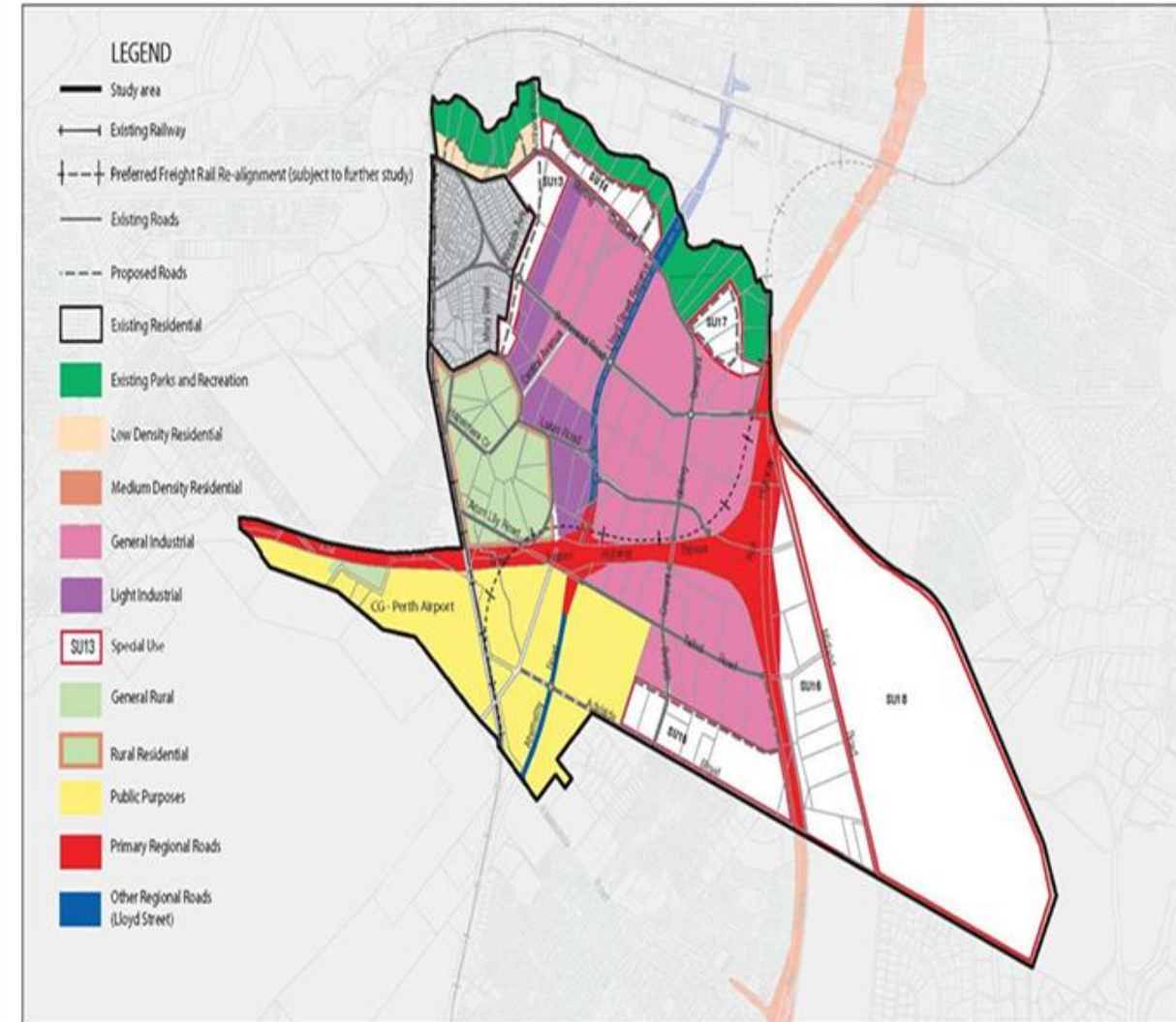
- 1890 submissions -1829 objections.

Grounds of objection:

- Inappropriate location
- Visual amenity
- Adverse impact on river environment including cultural heritage
- **Noise impact – emergency generators**
- Heat emissions from facility
- Air quality and traffic
- High water and power consumption - cumulative regional impact
- Bushfire risk

Current JDAP

- Under assessment not yet advertised



Data Centres

Balancing Economic Growth and Community Expectations

City position

- Data centres - recognised as critical infrastructure supporting digital services and the growth of Artificial Intelligence.
- City supports investment, employment growth and modern digital infrastructure, while protecting environmental values and local amenity.

Advocacy potential

- Significant electricity demand requires coordination with energy network planning at State and Federal level.
- Land use classification – Define Data Centre?



NGAA

Data Centres – Panel Discussion

Penrith's Economic Triangle

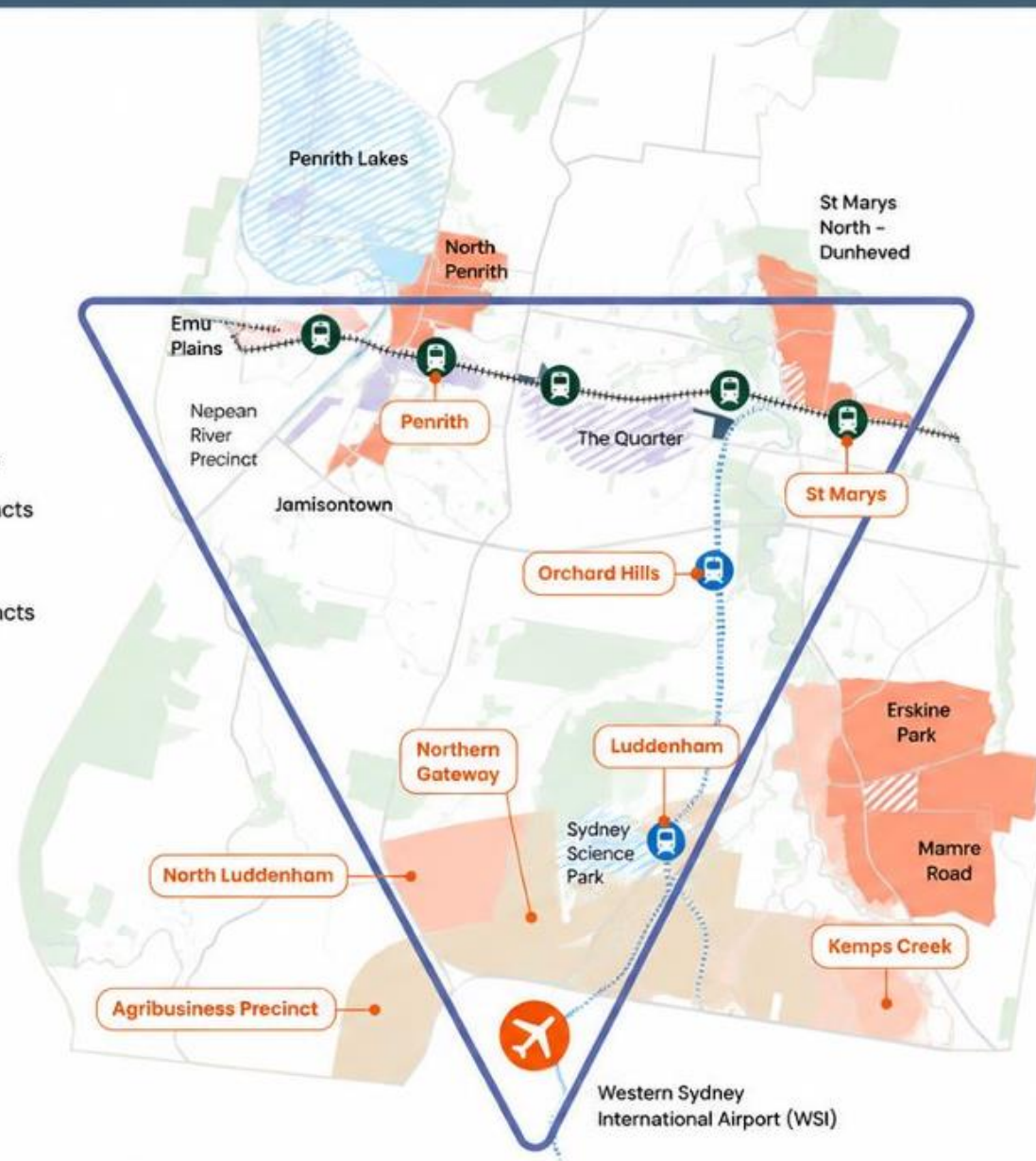


Potential to supply about
5,000 hectares
of employment land, but around
half of this (2,600ha) is not yet
served



Housing Pipeline –
20,000 dwellings
(existing zoned)

- Primary Industrial Precincts
- Secondary Industrial Precincts
- Other Employment Land
- Planned Aerotropolis Precincts
- Potential Future Land (ELDM, 2022)
- Current and Future Intermodal Terminals
- Train Stations
- Metro Stations
- Existing Railway Line
- Metro under construction



Data Centres in Penrith LGA



Representative image



-  Approved and operational
-  Approved and under construction
-  Under assessment (SSD pathway)

Role of the Investment Delivery Authority

The IDA's approach includes:



Advising on policy and regulatory improvements



Assisting with planning and environmental approvals



Supporting projects that can commence development quickly



Eligible projects

include those valued at
more than \$1 billion.



The IDA are currently
supporting

15

data centre
projects across GWS

valued at

\$51.9 billion



Penrith's position



Need a long-term approach to data centre approvals that is evidence-based and transparently balances national and state interests with local place-based impacts.



Strategic assessment undertaken to consider:

- Suitability of location
- Local place based impacts



Councils need to have a central role in informing decision-making:



Call on the NSW Government to:

Not consider any further data centre applications until utility servicing (water and power) impacts for NSW in both the short and long term are fully understood

Positively

PENRITH